

Warranty Deed

THIS INDENTURE, made and entered into this 1st day of August 2003

by and between RODNEY ASKISSON and JOHN MCGINNIS

of the first part, and FELECIA HERRON, unmarried

WITNESSETH: That for the consideration hereinafter expressed the said party/parties, of the second part, has/have bargained and sold and does/do hereby bargain, sell, convey and confirm unto the said party/parties of the second part the following described real estate, situated and being in SOUTHAVEN County of DESOTO State of MS Land situated in DeSoto County Mississippi to wit:

Lot 775, Section D, Greenbrook Subdivision, in Section 19, Township 1 South, Range 7 West, DeSoto County Mississippi as per plat thereof recorded in Plat Book 9, Page 42-43, in the office of the Chancery Clerk of DeSoto County Mississippi.

Being the same property conveyed to grantor, William R. Blakey, herein by Warranty Deed dated March 7, 1997 and filed March 11, 1997 at Book 313, Page 401 in the office of the Chancey Clerk in Desoto County, Mississippi.

Also being the same property conveyed to grantor, Matrix Capital Bank, herein by Substitute Trustee's Deed dated Nay 23, 2002 and filed for record June 3, 2002 at Book 420, Page 287, in the office of Chancery Clerk of Desoto County, Mississippi.

Also being the same property conveyed to grantor, Federal National Mortgage Association, herein by Special Warranty Deed

*****For Complete Legal See Attached*****

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party/parties of the second part, his/her/their heirs and assigns in fee simple forever.

And the said party/parties of the first part does/do hereby covenant with the said party/parties of the second part that he/she/they is/are lawfully seized in fee of the aforescribed real estate; that he/she/they has/have a good right to sell and convey the same; that the same is unencumbered, except for 2003 Desoto County real property taxes, being liens not yet due and payable, and Subdivision Restrictions, Building Lines and Easements of record in Plat Book 9, Page 42-43, all being of record in said Register's Office.

and that the title and quiet possession thereto he/she/they will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged.

WITNESS the signature (s) of the said party/parties of the first part the day and year first above written.

RODNEY ASKISSON

JOHN MCGINNIS

STATE MS. - DESOTO CO. FILED

AUG 28 3 06 PM '03

BK 451 PG 570
W.E. DAVIS CH. CLK.

INDIVIDUALSTATE OF TENNESSEE,
COUNTY OF SHELBY.Personally appeared before me, Ursula Joi Jones,
a Notary Public of said County and State, RODNEY ASKISSONthe within named bargainer,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.Witness my hand, at office, this 1st day of August, 2003.My Commission Expires day of 20
Notary Public**ATTORNEY IN FACT**STATE OF TENNESSEE,
COUNTY OF SHELBY.On this day of, before me
personally appeared _____
to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of _____acknowledged that he executed the same as the free act and deed of said _____Witness my hand, at office, this day of, _____My Commission Expires day of 20
Notary Public**INDIVIDUAL**STATE OF TENNESSEE,
COUNTY OF SHELBY.Personally appeared before me, Ursula Joi Jones,
a Notary Public of said County and State, JOHN MCGINNISthe within named bargainer,
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.Witness my hand, at office, this 1st day of August, 2003.My Commission Expires day of 20
Notary Public**PARTNERSHIP**
STATE OF TENNESSEE,
COUNTY OF SHELBY.Before me, _____, a Notary
Public of said State and County aforesaid, personally appeared _____
with whom I am personally acquainted
(or proved to me on the basis of satisfactory evidence), and who, upon oath,
acknowledged himself (or herself) to be a partner of _____the within named bargainer,
a partnership, and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself (or herself) as partner.Witness my hand and seal, this day of, _____My Commission Expires day of 20
Notary PublicFile Number: E25397/RM
Parcel Number: 1074-1905-0775**(FOR RECORDING DATA ONLY)**Property address: 860 VALLEY SPRINGS
SOUTHAVEN, MS 38671
Mail tax bills to: (Person or Agency responsible
for payment of taxes)
XXXXXXXXX Felecia Herron
860 Valley Springs
Southaven, MS. 38671This instrument prepared by: Equity Title & Escrow Co. of Memphis, LLC
6373 Quail Hollow Road, Suite 102
Memphis, Tennessee 38120

State tax..... \$.....

Register's fee.....

Recording fee..... 18.00

Total

T.G. #

Return to:

Prepared by and return to:
Equity Title & Escrow Co.
6373 Quail Hollow, Suite 102
Memphis, Tennessee 38120
901-374-0089Property Owner's Name and Address
FELECIA HERRON860 VALLEY SPRINGS
SOUTHAVEN, MS 38671Grantor: Rodney Abkisson
1341 Foxchase
Southaven, MS.
662-349-9553
N/AJohn McGinnis
5565 Kentwood Dr.
Hornlake, MS
662-342-7126
N/AGrantee: Felecia Herron
1395 Havensville Road Apt D
Southaven, Ms. 38671
901-388-6244
662-880-7300I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$..... 93,000.00....., which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.Affiant
Subscribed and sworn to before me this
1st day of August, 2003.
AT
Notary Public
My Commission Expires:
CO. TENN.

Land situated in DeSoto County Mississippi to wit:

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Also being the same property conveyed to grantor, Matrix Capital Bank, herein by Substitute Trustee's Deed dated May 23, 2002 and filed for record June 3, 2002 at Book 420, Page 287, in the office of Chancery Clerk of Desoto County, Mississippi.

Also being the same property conveyed to grantor, Federal National Mortgage Association, herein by Special Warranty Deed dated October 11, 2002 and filed for record October 31, 2002 at Book 431, Page 361 in the office of Chancery Clerk of Desoto County, Mississippi.

Also being the same property conveyed to grantor, Rodney Adkisson and John McGinnis, herein by Special Warranty Deed of record at Book 432, Page 7, dated November 5, 2002, filed November 7, 2002, in the Chancery Clerk's Office of DeSoto County Mississippi.